



FOR LEASE | 2,250 SF

19326 Ventura Blvd | Tarzana, CA 91356

**RETAIL/OFFICE
OR MEDICAL SPACE**

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COMMERCIAL REAL ESTATE, INC.

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PROPERTY FEATURES

- Prime Retail / Office Space Available along Ventura Blvd
- Former Private Gym
- Ideal for Multiple Applications – Retail / Office Medical
- Excellent Street Visibility
- Premium Building Signage Opportunity
- Free Ample Parking
- Tremendous Traffic Counts and Foot Traffic

LOCATION HIGHLIGHTS

- The Property is Situated in a Prime Tarzana Location along Ventura Blvd
- Excellent Demographics and Heavy Traffic Counts
- Walking Distance to Local Amenities and Restaurants
- Easy Freeway Access



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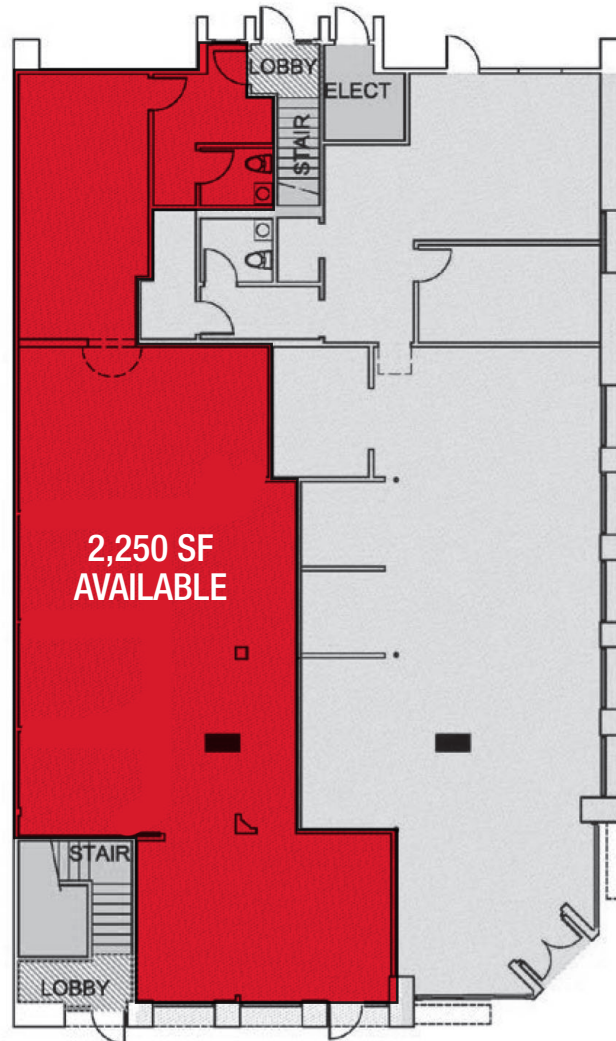
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FLOOR PLAN



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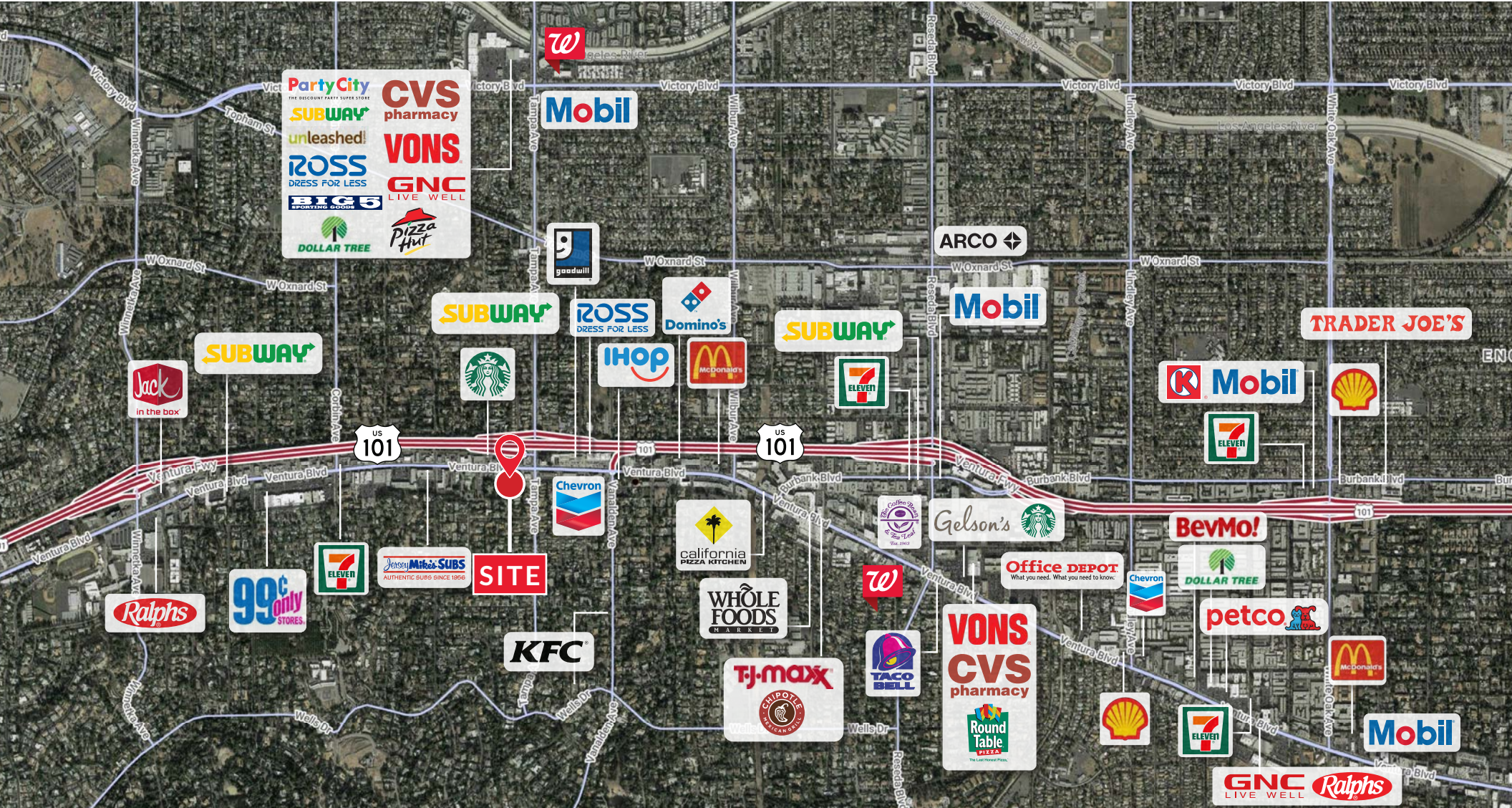
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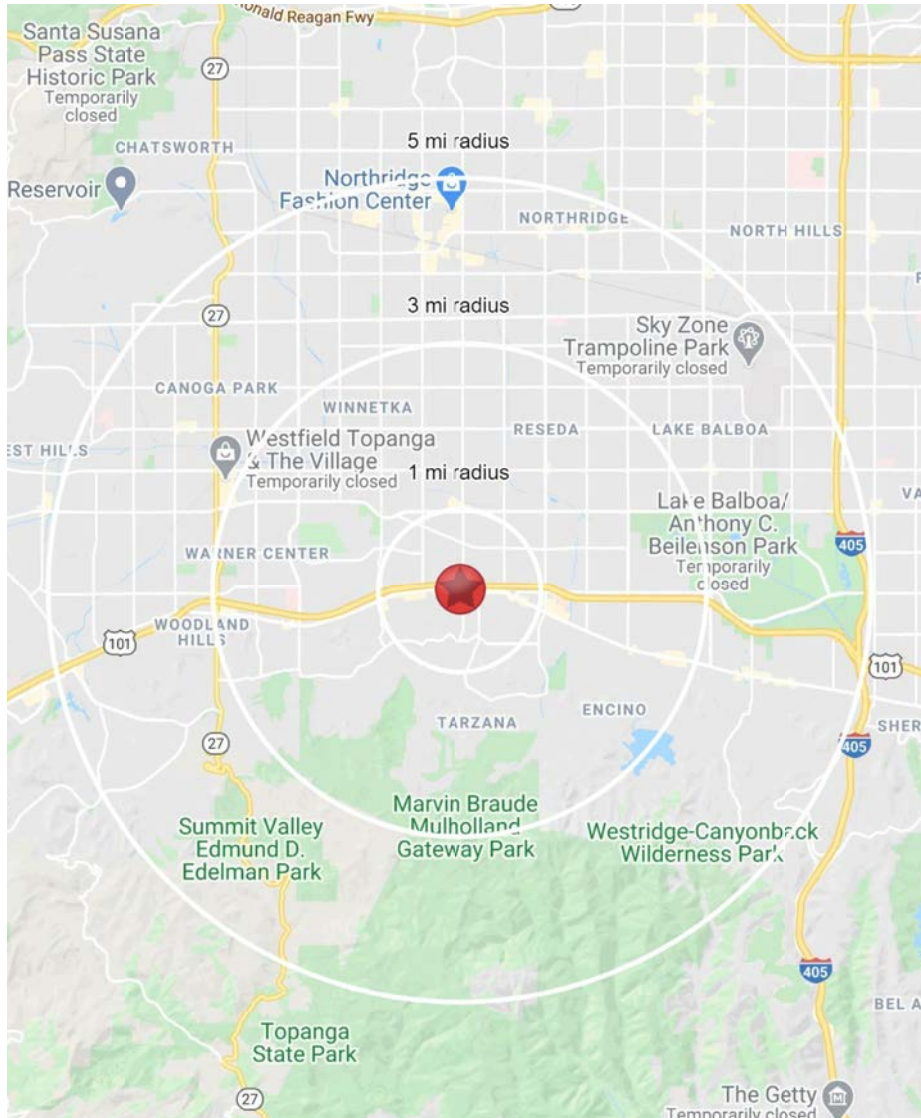
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POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	23,162	191,615	445,455
Median Age	40.0	38.8	37.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Average Household Income (2019)	\$108,657	\$104,639	\$107,396
Projected Average Household Income (2024)	\$131,071	\$126,849	\$129,770
Estimated Households	9,392	72,684	162,442



DAYTIME DEMOGRAPHICS (2019)

	1 MILE	3 MILES	5 MILES
Total Businesses	2,884	12,178	31,595
Total Employees	14,910	80,451	227,434

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